

EAST HOLLYWOOD PROPERTY AND BUSINESS IMPROVEMENT DISTRICT ENGINEER'S REPORT

*Prepared pursuant to the State of California Property and Business Improvement District Law of 1994,
as amended, and Section 4, Article XIII D of the California Constitution, to create
a Parcel and Business Improvement District within the City of Los Angeles*

January 1, 2012 to December 31, 2021

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May 20, 2011

**EAST HOLLYWOOD
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT**

ENGINEER’S REPORT

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I. DISTRICT DESCRIPTION

Developed by a growing coalition of parcel owners, the East Hollywood Property and Business Improvement District ("District"), is a special assessment district that has funded improvements to the commercial area of East Hollywood, primarily along the major corridors of Vermont Avenue, Sunset Boulevard, Hollywood Boulevard and Edgemont Street. The District has reached the end of its first term; owners within the District desire to renew it. The renewed District will continue various programs and services to increase commercial activity in the East Hollywood District. This approach has been used successfully in East Hollywood and other improvement districts throughout the country to increase sales, attract new tenants, increase occupancies, and increase property values.

Location: The District generally runs along Vermont Avenue from Highway 101 north to Hollywood Boulevard in East Hollywood; along Hollywood Boulevard from Vermont Avenue west to Edgemont Street; and along Sunset Boulevard from Edgemont Street east to Lyman Place. The District will be divided into three benefit zones based upon these services provided in each zone. A complete detailed boundary and benefit zone description can be found in Section II, District Boundaries, of this Engineer's Report with a boundary map following.

Services: To increase commercial activities, attract new businesses, and increase patronage to individual assessable parcels located within the boundaries of the District, the renewed District will continue to provide the following services with increased frequency: streetscape improvements and landscaping programs to improve the image of the District; clean-up services to increase the frequency of litter and debris removal; median landscape maintenance, tree watering and maintenance, and trash receptacle cleaning; machine washing of sidewalks; graffiti removal; a marketing and promotions program targeting the positive image enhancement of the area; and representation of parcel owners interests and acquisition of funds and grants to improve the East Hollywood District. A detailed description of the services provided by the District can be found in Section IV, Management District Plan Cost Estimate, of this Engineer's Report.

Budget: The total maximum District budget in the first year of operation is \$198,349.94 with a maximum increase of 3% per year for the District's ten (10) years of operation.

Source of Financing: The District's source of financing will be special assessments levied on benefiting parcels located within the boundaries of the District. Parcels RD1.5 or RD3, including residential and agricultural uses, are exempt from assessment. The District will be divided into three benefit zones with assessment rates based upon the services provided to each zone. The assessment rates for each zone are:

Zone	Lot Rate (\$/Parcel Sqft/Yr)	Frontage Rate (\$/Front Ft/Yr)
1	\$0.059300	\$0.055500
2	\$0.029650	\$0.027750
3	\$0.016011	\$0.014985

For a detailed discussion on rates and benefits supporting these rates see Section III, District Assessment Formula, of this Engineer's Report.

- Renewal:** District renewal requires submittal of petitions from parcel owners representing more than 50% of the total annual assessment. The "Right to Vote on Taxes Act" (also known as Proposition 218) requires a ballot vote wherein a majority of the ballots returned favor forming the District.
- Duration:** The renewed District will have a ten-year life. The timeline for implementation and completion of the District's Management District Plan will be January 1, 2012 to December 31, 2021. After ten (10) years, if the District were to continue, a new Management District Plan and Engineer's Report must be prepared and the petition, ballot, and hearing processes must be repeated.

II. DISTRICT BOUNDARIES

The District will deliver services along the East Hollywood commercial corridor. The District includes commercial parcels along Vermont Avenue from Highway 101 north to Hollywood Boulevard; along Hollywood Boulevard from Vermont Avenue west to Edgemont Street; and along Sunset Boulevard from Edgemont Street east to Lyman Place. The District is generally comprised of commercially-zoned parcels with street frontage along Vermont Avenue, Sunset Boulevard, and Hollywood Boulevard, and includes some public-use parcels.

The boundaries of the District are more particularly described as follows:

District Boundary

Beginning at the southeast corner of the intersection of Hollywood Boulevard and Vermont Avenue, southeast along the south side of Hollywood Boulevard to the northeast corner of Assessor Parcel Number (APN) 5542-014-001 (Map Key 62). South along the eastern boundary of parcels fronting the east side of Vermont Avenue to the northwest corner of APN 5542-015-030 (Map Key 68). East along the northern boundary of parcels fronting the north side of Sunset Boulevard to Rodney Drive. South along the west side of Rodney Drive, across Sunset Boulevard. East along the south side of Sunset Boulevard to Lyman Place. South along the west side of Lyman Place to Fountain Avenue. West along the north side of Fountain Avenue to a point opposite the northeast corner of APN 5542-018-035 (Map Key 79). South across Fountain Avenue and continuing south along the eastern boundary of parcels fronting the east side of Vermont Avenue across La Mirada Avenue, Lexington Avenue, Vermont Place, Santa Monica Boulevard, Willow Brook Avenue, Lockwood Avenue, Burns Avenue, Normal Avenue, Monroe Street, Marathon Street, Melrose Avenue, and Clinton Street to the north side of US Highway 101.

Northwest along the north side of US Highway 101 across Vermont Avenue to the southwest corner of APN 5538-028-010 (Map Key 17).

North along the western boundary of parcels fronting the west side of Vermont Avenue, across Clinton Street, Melrose Avenue, Monroe Street, Willow Brook Avenue, Santa Monica Boulevard, Lexington Avenue, and Fountain Avenue, to the southeast line of APN 5543-013-002 (Map Key 108). West along the southern boundary of parcels fronting the south side of Sunset Boulevard across New Hampshire Avenue, L Ron Hubbard Way, Catalina Street, and Edgemont Street to the southwest corner of APN 5543-020-023 (Map Key 124). North along the western boundary of APN 5543-020-023 (Map Key 124) across Sunset Boulevard and continuing north along the western boundary and east along the northern boundary of APN 5543-007-025 (Map Key 90) to Edgemont Street. Northeast across Edgemont Street to the northwest corner of APN 5543-010-017 (Map Key 97), and continuing east along the northern boundary of said parcel. North along the western boundary of APN 5543-010-900 (Map Key 98), APN 5543-011-901 (Map Key 100), and APN 5543-009-902 (Map Key 96), then west along the southern boundary of APN 5543-009-021 (Map Key 92), across Edgemont Street, and continuing west along the southern boundary and north along the western boundary of APN 5543-008-007 (Map Key 91) across Hollywood Boulevard to the northwest corner of APN 5589-038-036 (Map Key 132).

East along the northern boundary of f parcels fronting the north side of Hollywood Boulevard, across Edgemont Street and Berendo Street to New Hampshire Avenue. South along the west side of New Hampshire Avenue, across Hollywood Boulevard. Southeast along the south side of Hollywood Boulevard to the point of beginning.

Assessor's Parcel Number 5589-028-900, at the northwest corner of the intersection of Hollywood Boulevard and Vermont Avenue will not receive services and will not be included in the District.

Benefit Zones

Zone 1

Zone 1 includes parcels fronting the east side of Vermont Avenue between the south side of Hollywood Boulevard and the north side of Sunset Drive; parcels fronting the north side of Sunset Boulevard between the east side of Vermont Avenue and the west side of Rodney Drive; parcels fronting the south side of Sunset Boulevard between the west side of Edgemont Street and the west side of Vermont Avenue; parcels fronting the west side of Vermont Avenue between the south side of Sunset Boulevard and the north side of Willow Brook Avenue; parcels fronting the east side of Vermont Avenue between the south side of Fountain Avenue and the north side of Monroe Street; the parcels fronting the east side of Vermont Avenue between the south side of Marathon Street and the north side of US Highway 101; and the parcels fronting the west side of Vermont Avenue between the south side of Melrose Avenue and US Highway 101.

Zone 2

Zone 2 includes all parcels within the District boundaries northeast of the intersection of Sunset Boulevard and Vermont Avenue; the block bounded by Vermont Avenue in the west, Sunset Boulevard in the north, Lyman Place in the east, and Fountain Avenue in the south; and the block bounded by New Hampshire Avenue in the west, Monroe Street in the north, Vermont Avenue in the east, and Melrose Avenue in the south.

Zone 3

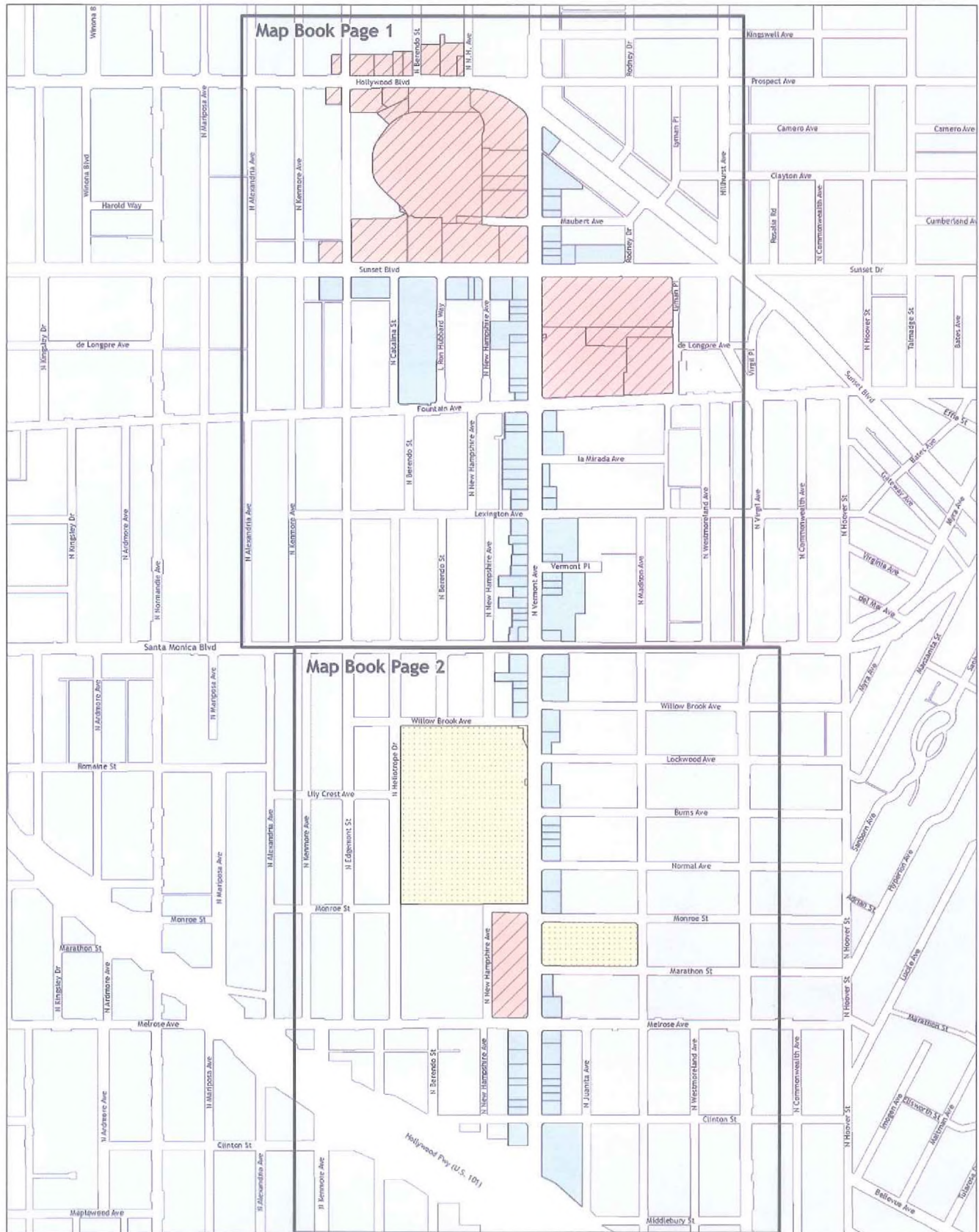
Zone 3 includes parcels fronting the west side of Vermont Avenue between the south side of Willow Brook Avenue and the north side of Monroe Street; and the parcel fronting the east side of Vermont Avenue between the south side of Monroe Street and the north side of Marathon Street.

District boundaries and benefit zones were developed based on the special benefits to be received by parcels along the major commercial corridors of Vermont Avenue, Hollywood Boulevard, Sunset Boulevard, and Edgemont Street. Parcels were reviewed to determine the parcel's zoning, if the parcel was included in an existing District, and if the parcel would receive special benefits from the District services. The District includes 132 parcels. For further information, a District Boundary Map showing benefit zones is included on the following three pages.



East Hollywood Property & Business Improvement District District Overview

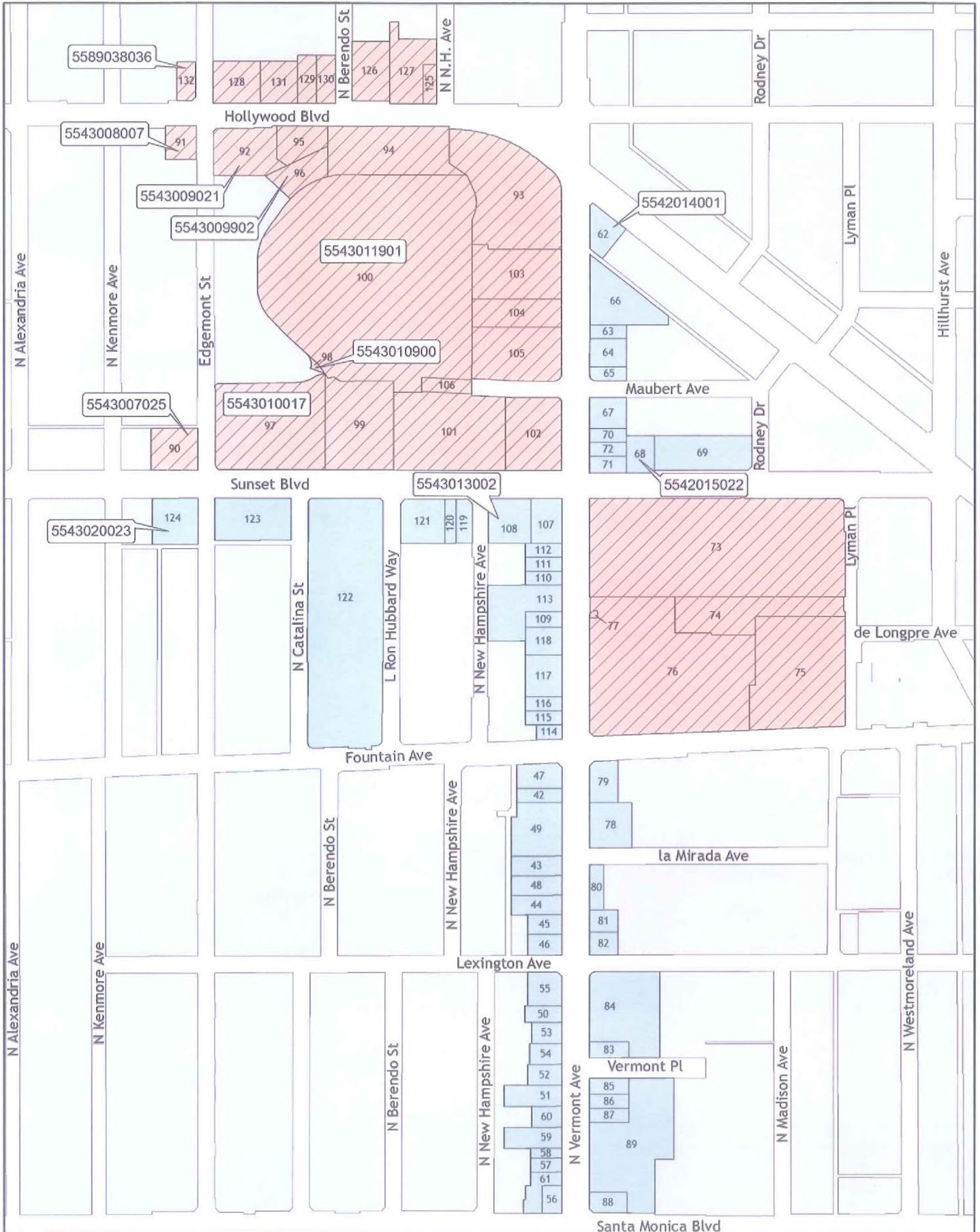
- Zone 1
- Zone 2
- Zone 3



East Hollywood Property & Business Improvement District

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Zone 1
Zone 2
Zone 3

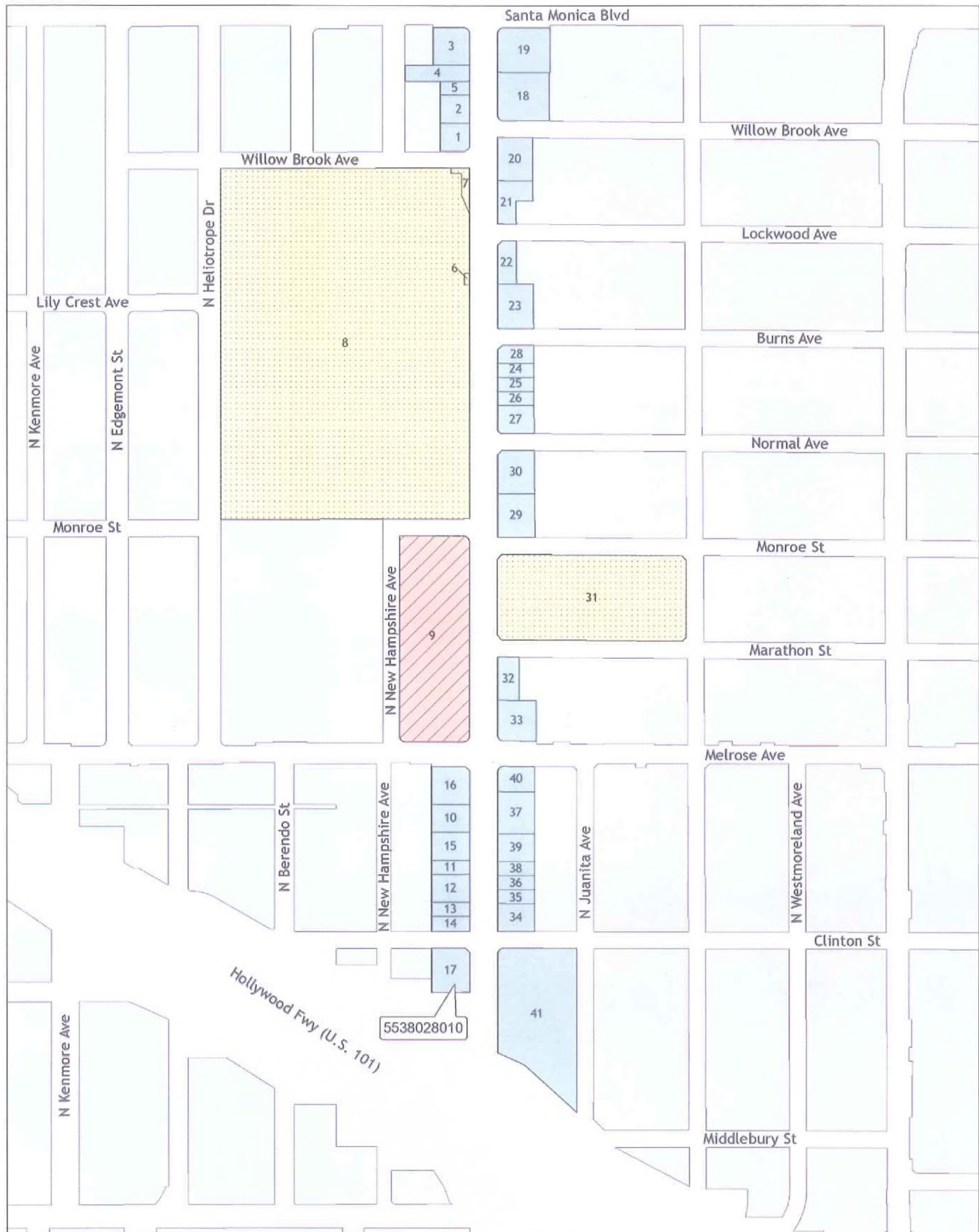




East Hollywood Property & Business Improvement District

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-  Zone 1
-  Zone 2
-  Zone 3



III. DISTRICT ASSESSMENT FORMULA

Assessment Formula

Parcel owners, merchants and other East Hollywood stakeholders have emphasized that an assessment formula for the district be fair, balanced, and commensurate with benefits received.

Individual assessable parcels shall be assessed a parcel square footage rate and a parcel frontage rate according to each parcel's proportionate special benefit derived from the services provided to that parcel's benefit zone. The variables used for the base formula are parcel linear front footage and parcel square footage. A detailed description of the services provided by the District within each benefit zone is included in Section IV, Management District Plan Cost Estimate, of this Engineer's Report.

Parcels zoned RD1.5 or RD3, including residential and agricultural uses, will not be assessed. The assessment rates are shown below:

East Hollywood PBID Annual Assessment Rates		
Parcel Use and Benefit Zone	Lot Rate (\$/Parcel Sqft/Yr)	Frontage Rate (\$/Front Ft/Yr)
Commercially zoned parcels in Zone 1	\$0.059300	\$0.055500
Commercially zoned parcels in Zone 2	\$0.029650	\$0.027750
Commercially zoned parcels in Zone 3	\$0.016011	\$0.014985
Parcels zoned RD1.5 or RD3 in Zones 1-3	Not Assessed	

The assessment rate differentials between Zone 1, 2, and 3 parcels are addressed in detail below. It should be noted that it is appropriate to assess parcels based on street frontage because some of the services to be provided (such as sidewalk cleaning) directly improve parcel frontages. It is appropriate to also consider parcel square footage in determining these assessments because the larger the parcel the greater benefits derived from the district's services.

For the purpose of calculating the proportional special benefit assessment for individual assessable parcels within the district, a budget has been established for each zone which includes and reflects the proportional cost of providing the improvements and level of service proposed for each of these zones. The assessment rate was calculated by first identifying the specific characteristics of each individual assessable parcel in the district and using those characteristics to calculate each parcels' proportional special benefit. Then, the various services to be provided throughout the district were allocated to individual assessable parcels in the various zones based on the level of service and proportional special benefit to individual assessable parcels. Based on the parcel characteristics and budgets for each zone, the assessment rates in the table above were calculated.

Zone 1 versus Zone 2 versus Zone 3 Parcels

In order to most closely tie the assessment paid by each parcel to the special benefits that each parcel receives, the assessment formula employs three separate zones assessed at different rates.

Assessment levied in Zone 1 make up approximately 52.76% of the District's revenue; assessments in Zone 2 make up approximately 36.57% of the District's revenue; and assessments in Zone 3 make up approximately 10.67% of the District's revenue. The assessment levied in each zone is proportional to the special benefit conferred on individual assessable parcels. As noted above, Zone 1 is assessed at a higher rate than Zone 2, and Zone 2 is assessed at a higher rate than Zone 3. As explained in the following discussion, these rate differentials relate directly to the level of services and special benefits received by the District's individual assessable parcels.

The \$0.059300 assessed per parcel square foot in Zone 1 produces 52.52% of the district's revenue. Adding to this figure, the revenue generated from assessing the linear front footage of Zone 1 parcels accounts for .24% of the district's revenue. Parcels in Zone 1 are assessed at a higher rate than those in Zones 2 and 3 because they receive the majority of the services rendered and the benefits received under the Management District Plan. Zone 1 parcels receive the majority of services because they are generally commercial use parcels, with high pedestrian traffic and a need for greater services.

The \$0.029650 assessed per parcel square foot in Zone 2 produces 36.57% of the district's revenue. Adding to this figure, the revenue generated from assessing the linear front footage of Zone 2 parcels accounts for .04% of the district's revenue. Parcels in Zone 2 are assessed at a lower rate than those in Zone 1 because they receive fewer services and benefits under the Management District Plan, and they are assessed at a higher rate than those in Zone 3 because they receive more services and benefits under the Management District Plan. Zone 2 parcels have a lower need for services than Zone 1 parcels because they are generally not commercial properties which would benefit from marketing, and they have less pedestrian traffic than Zone 1 parcels.

The \$0.014985 assessed per parcel square foot in Zone 3 produces 10.66% of the district's revenue. Adding to this figure, the revenue generated from assessing the linear front footage of Zone 3 parcels accounts for .01% of the district's revenue. Parcels in Zone 3 are assessed at a lower rate than those in Zones 1 and 2 because they receive fewer services and benefits under the Management District Plan. Zone 3 parcels receive limited services because they are not commercial parcels, would not benefit from marketing services, have limited pedestrian traffic, and have fewer trash receptacles and landscape features that require services.

Zone 3 will receive the following services: limited tree planting, painting streetlight poles, median landscape maintenance, limited trash receptacle cleaning, and sidewalk cleaning at least once per year. Zone 2 will receive all of the benefits of Zone 3, plus additional tree planting and trash receptacle cleaning, tree watering, trimming and maintenance at least once per year, sidewalk cleaning at least twice per year, and advocacy. Zone 1 will receive all of the benefits of Zones 2 and 3, plus landscape maintenance, weed removal, landscape installation, clean-up personnel, median landscape maintenance, additional tree watering, trimming, and maintenance, additional sidewalk cleaning, and marketing and promotion. The three zones will share administration expenses proportionally with the services provided in each zone.

Assessment Calculation

The following steps were taken to identify and calculate the assessment rate and individual parcel assessments.

Step One: Zone Budget

To provide services to individual assessable parcels in Zone 1, an annual budget of \$104,650.22 is needed.

To provide services to individual assessable parcels in Zone 2, an annual budget of \$72,532.79 is needed.

To provide services to individual assessable parcels in Zone 3, an annual budget of \$21,166.93 is needed.

Step Two: Property Characteristics

The next step was to identify characteristics of properties in each zone. The lot square footage and frontage of individual assessable parcels were examined to identify the following assessable characteristics in each zone:

Zone	Total Lot Square Feet	Total Vermont Frontage
1	1,756,620	8,693
2	2,443,910	2,554
3	1,320,574	1,550

Step Three: Assessment Distribution

The final step was to distribute the budget necessary between the characteristics of individual assessable parcels. Because most of the services provided benefit the parcel as a whole, the majority of the assessment on parcels is based on lot square footage. It is also appropriate to assess parcels based on their front footage along Vermont Avenue, as a small portion of the district's services are aimed at improving conditions on Vermont Avenue. Parcel square foot and Vermont Frontage rates were applied to yield the necessary budgets in each Zone.

Zone	Total Lot Square Feet Assessment	Total Vermont Frontage Assessment	Total Assessment
1	104,167.70	482.52	104650.22
2	72461.92	70.87	72532.79
3	21143.70	23.23	21166.93

Step Four – Assessment Rate

To determine the assessment rate, the total budget was divided by the parcel characteristics.

Zone	Budget		Square Feet		Rate
1	\$104,167.70	÷	1,756,620	=	\$0.059300

2	72,461.92	÷	2,443,910	=	\$0.029650
3	21,143.70	÷	1,320,574	=	\$0.016011

Zone	Budget		Frontage		Rate
1	\$482.52	÷	8,693	=	\$0.055500
2	\$70.87	÷	2,554	=	\$0.027750
3	\$23.23	÷	1,550	=	\$0.014985

Sample Assessment Calculation

For example, a parcel in Zone 1 with 1000 lot square feet and 20 feet of frontage on Vermont Street would be assessed as follows:

Characteristic	Amount on Parcel		Assessment Rate By Characteristic	Assessment
Lot Square Feet	1000	X	\$0.059300	\$59.30
Vermont Frontage	20	X	\$0.055500	\$1.11
			Total	\$60.41

The total assessment breaks down as follows:

Service Category	%	Total Cost	Zone 1	Zone 2	Zone 3
Streetscape/Landscape	37%	\$73,389.48	\$32,512.50	\$29,728.65	\$11,148.33
Maintenance	31%	\$61,488.48	\$28,342.85	\$27,571.46	\$5,574.17
Marketing	11%	\$21,818.49	\$21,818.49	\$0.00	\$0.00
Administration	18%	\$35,702.99	\$18,836.90	\$13,056.58	\$3,809.51
Contingency	3%	\$5,950.50	\$3,139.48	\$2,176.10	\$634.92
Totals	100%	\$198,349.94	\$32,512.50	\$29,728.65	\$11,148.33

Changes to Zoning

If the zoning of a parcel changes during the term of this District, the assessment calculation may be modified accordingly.

Assessments on Public Parcels

Proposition 218, also known as "The Right to Vote on Taxes Act", states that "parcels within a District that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit." All parcels in the District are assessed on their parcel square footage and Vermont Street front footage and receive District services and special benefits from those services. All publicly-owned individual assessable parcels will receive all of the

services provided in the parcel's respective zone; therefore, those parcels will be assessed as the full rate for their respective zones.

L.A. COUNTY METROPOLITAN TRANSIT AUTHORITY

APN	Zone	Parcel Size	Parcel Assessment	Vermont Frontage	Frontage Assessment	Total Assessment	Percent
5538022903	1	17,137.00	\$1,016.22	128.00	\$7.10	\$1,023.32	0.516%
5538022900	1	10,498.00	\$622.53	100.00	\$5.55	\$628.08	0.317%
5538022904	1	13,225.00	\$784.24	58.00	\$3.22	\$787.46	0.397%
5538022905	1	5,271.00	\$312.57	50.00	\$2.78	\$315.35	0.159%
5542015900	1	6,499.00	\$385.39	50.00	\$2.78	\$388.17	0.196%
5542015901	1	7,797.00	\$462.36	60.00	\$3.33	\$465.69	0.235%
5542015902	1	6,499.00	\$385.39	50.00	\$2.78	\$388.17	0.196%
5538023904	3	4,356.00	\$69.74	144.00	\$2.16	\$71.90	0.036%
5538023903	3	706.00	\$11.30	42.00	\$0.63	\$11.93	0.006%
5542017900	2	666.00	\$19.75	23.00	\$0.64	\$20.39	0.010%
TOTAL		72,654	\$4,069.49	705	\$30.97	\$4,100.46	2.07%

LA City

APN	Zone	Parcel Size	Parcel Assessment	Vermont Frontage	Frontage Assessment	Total Assessment	Percent
5543009900	2	81,022.00	\$2,402.30	0.00	\$0.00	\$2,402.30	1.211%
5543012900	2	9,148.00	\$271.24	0.00	\$0.00	\$271.24	0.137%
5543011901	2	503,554.00	\$14,930.38	0.00	\$0.00	\$14,930.38	7.527%
5543010900	2	1,228.00	\$36.41	0.00	\$0.00	\$36.41	0.018%
5543009902	2	17,860.00	\$529.55	0.00	\$0.00	\$529.55	0.267%
5543009901	2	21,336.00	\$632.61	0.00	\$0.00	\$632.61	0.319%
TOTAL		634,148	\$18,802.49	0.0	\$0.00	\$18,802.49	9.48%

L.A. City Community College District

APN	Zone	Parcel Size	Parcel Assessment	Vermont Frontage	Frontage Assessment	Total Assessment	Percent
5538023905	3	1,110,780.00	\$17,784.70	1,048.00	\$15.70	\$17,800.40	8.974%
5539016901	3	204,732.00	\$3,277.96	316.00	\$4.74	\$3,282.70	1.655%
TOTAL		1,315,512	\$21,062.66	1,364	\$20.44	\$21,083.10	10.63%

Residential and Agricultural Parcels

California Streets and Highways Code Section 36632(c) states, "Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and services funded through these assessments, and shall not be subject to any assessment pursuant to this part." Therefore, parcels that are zoned RD1.5 or RD3, including residential and agricultural uses, within the District boundaries will not be assessed.

Determination of Special versus General Benefits

California Constitution Section 4, Article XIII D (Proposition 218) states, "while assessment district

programs may confer a combination of general and special benefits to properties, only the special parcel-related benefits can be funded through assessments.”

The law provides that the expenses of the District shall be apportioned in proportion to the special benefit received by each parcel. In addition, Proposition 218 requires that parcel assessments may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable.

A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the District. Conversely, a general benefit is a benefit to parcels in the area and in the surrounding community or a benefit to the public in general, resulting from the improvement, activity, or service to be provided by the assessment levied. Many general benefits to the public at large are conveyed by municipal services such as fire protection, police services, and public transit services. These services are targeted to serve the public at large and do not confer special benefits on particular parcels. The general benefits that may be received include the perception of a more aesthetically pleasing District. These benefits cannot be measured. All general benefits, if any, are intangible and not quantifiable.

The programs and services in the East Hollywood Property and Business Improvement District’s Management District Plan are designed to provide targeted services by zone within the District. These programs and services are tailored not to serve the general public, but rather the specific parcels of the District. For example, the landscape maintenance program is focused on the assessed parcels within Zone 1 of the District. This trash receptacle cleaning program includes increased trash removal, graffiti cleanup, and cleaning, targeted for the parcels with all three zones. The District will also aesthetically improve the District with additional landscaping and streetscape projects. These programs and services will directly benefit parcels within Zones 1, 2, and 3 adjacent to the areas being maintained. The streetscape and landscape, and administration and advocacy programs will improve economic development within the District, thereby benefiting the commercial and public parcels within the District.

The programs and services paid for by assessment revenue are parcel services conferring special benefit on parcels within the District. In addition, these services are not for the benefit of the general public and do not provide general benefit as defined above. The programs and services provide special benefits, and all benefits derived from assessments outlined in the Management District Plan are only for programs and services directly benefiting the parcels in the District. The services are designed to increase foot traffic, improve the commercial core, increase marketing of commercial entities in the District, and improve the aesthetic appearance of the District, and to provide these services only to assessed parcels within the District boundaries. It is therefore appropriate that these special parcel-related benefits be funded by special assessments. Due to the fact that the District assessments will only be levied on individual assessable parcels within its District boundaries and, in turn, assessment revenues will only be spent on programs, improvements and services that provide direct or special benefit to parcels within the District boundaries, it is hereby determined that any general benefits are not quantifiable, measurable or tangible in the District and to the surrounding community or the public in general. The programs and services listed in the Management District Plan will contribute to a special benefit of each of the assessable parcels within the District.

IV. MANAGEMENT DISTRICT PLAN COST ESTIMATE

The following services are included in the East Hollywood Property and Business Improvement Management District Plan:

1. Streetscape and Landscape Projects

By continuing streetscape and landscape projects, the District will continue building long-lasting aesthetic enhancements. Over time, this will continue to improve the area. Some of these improvements will be tree planting, and weed removal throughout the District, maintaining aesthetic quality, painting streetlight poles, and landscaping. Streetscape and landscape projects and services will only be provided within the District boundaries.

2. Maintenance

The District's tree trimming, sidewalk cleaning, median landscape maintenance, trash receptacle cleaning, and litter removal services are above and beyond the baseline of services currently delivered by the City of Los Angeles. Maintenance services will only be provided within the District boundaries.

Clean-Up Personnel: Full-time personnel will collect and remove litter and remove refuse and debris from sidewalks on a regular basis. This will include gutter and storm drain cleaning, and removal of illegally dumped litter.

Median Landscape Maintenance: Median improvements are currently under construction. Median service will include weed removal and trimming to provide a welcoming, attractive business environment.

Trash Receptacle Cleaning: Trash liners will be replaced on a regular basis from receptacles located within the boundaries of the District.

Tree Watering and Trimming: Trees will be watered and trimmed within the boundaries of the District to ensure that businesses are visible and the business environment is free from trash and debris caused by falling limbs and leaves.

Sidewalk Cleaning: Sidewalks will be pressure washed on a schedule set by the Owners' Association. There will also be ongoing spot removal, including graffiti and sticker removal, within the boundaries of the District as needed.

3. Administration and Advocacy

The District's administrative staff will represent the area in support of policies, initiatives and legislative actions that enhance the District's ability to develop as a vibrant commercial area. The District will represent businesses in matters relating to alternative resources, effective land use, planning decisions, and economic development initiatives. Administration services will only be provided to individual assessable parcels within the District boundaries.

4. Marketing and Promotion

The District will have a unified marketing and promotion program that will collaborate with District businesses. It is the intent of this program to allow the public to view the area as a single destination with a rich collection of attractions, events and services. These programs will include marketing, promotions and business advocacy. Goals of this program include increased customer traffic and sales. The Owners' Association will work in conjunction with the local Chamber of Commerce to promote the District, which may include the use of pole banners, logos, promotional materials including visitors' guides, and press releases. Marketing and promotion services will only be provided to individual assessable parcels within the District boundaries. According to the District's benefit zones, these marketing services will be provided to the assessable parcels within the boundaries of the District.

Services provided by the District will be based on benefit zone. Parcels in Zone 1 will receive the most services because they have the highest amount of pedestrian traffic and need for services. Parcels in Zone 2 will receive fewer services than Zone 1 as they have less pedestrian traffic and need for services, and parcels in Zone 3 will receive fewer services than both Zones 1 and 2 as they have the least amount of pedestrian traffic and need for services. Services provided in Zones 2 and 3 which are also provided in Zone 1, and services provided in Zone 3 which are also provided in Zone 2, will be provided at lesser frequencies than those in the respective higher zones.

Zone 1

Parcels in Zone 1 will receive the following services. Services provided in Zone 1 will be provided to individual assessable parcels one deep (fronting) Vermont Avenue and Sunset Boulevard, respectively.

1. Streetscape and Landscape Projects

Parcels in Zone 1 will receive tree planting, landscape maintenance, weed removal throughout the Zone, aesthetic quality improvements, painting streetlight poles, and landscaping. These services will only be provided to individual assessable parcels within the district and Zone 1 boundaries.

2. Maintenance

Clean-Up Personnel: Full-time personnel will collect and remove litter and remove refuse and debris from Zone 1 sidewalks on a regular basis. This will include gutter and storm drain cleaning, and removal of illegally dumped litter. These services will only be provided to individual assessable parcels within the district and Zone 1 boundaries.

Median Landscape Services: Median landscaping will be maintained to provide a welcoming, attractive business environment. These services will only be provided to individual assessable parcels within the district and Zone 1 boundaries.

Trash Receptacle Cleaning: Trash liners will be replaced on a regular basis.. These services will only be provided to individual assessable parcels within the district and Zone 1 boundaries.

Tree Watering and Trimming: Newly planted trees will be watered and trimmed to ensure that businesses are visible All trees within the Zone 1 boundaries will be tended to as needed. These services will only be provided to individual assessable parcels within the district and Zone 1 boundaries.

Sidewalk Cleaning: Sidewalks in Zone 1 will be pressure washed at least three times per year. There will also be ongoing spot removal, including graffiti and sticker removal, within the Zone 1 boundaries as needed. These services will only be provided to individual assessable parcels within the district and Zone 1 boundaries.

3. Administration and Advocacy

The District's administrative staff will represent the zone in support of policies, initiatives and legislative actions that enhance Zone 1's ability to develop as a vibrant, contributing member of the Los Angeles region as a whole. The District will advocate for additional alternative resources, effective land use, planning decisions, and economic development initiatives. These services will only be provided to individual assessable parcels within the district and zone 1 boundaries.

4. Marketing and Promotion

The District will have a unified marketing and promotion program that will collaborate with Zone 1 businesses. It is the intent of this program to allow the public to view the zone as a single destination with a rich collection of attractions, events and services. These programs will include marketing, promotions and business advocacy. Goals of this program include increased customer traffic, sales and property values. The Owners' Association will work in conjunction with the local Chamber of Commerce to promote Zone 1 parcels which may include the use of pole banners, logos, promotional materials including visitors' guides, and press releases. These services will only be provided to individual assessable parcels within the district and Zone 1 boundaries.

Zone 2

Zone 2 will receive the following services. Services provided in Zone 2 will be provided to individual assessable parcels one deep (fronting) Hollywood Boulevard, Edgemont Street, Sunset Boulevard, Vermont Avenue and Lyman Place; those individual assessable parcels which are included in the two blocks encompassed by Hollywood Boulevard, Vermont Avenue, Sunset Boulevard and Edgemont Street; and the block encompassed by N. New Hampshire Avenue, Monroe Street, W. Vermont Street and Melrose Avenue.

1. Streetscape and Landscape Projects

The district will provide Zone 2 parcels with limited landscape and streetscape projects, namely tree planting and painting streetlight poles. These services will only be provided to individual assessable parcels within the district and Zone 2 boundaries.

2. Maintenance

Median Landscape Services: Medians will be maintained to provide a welcoming, attractive business environment. These services will only be provided to individual assessable parcels within the district and Zone 2 boundaries.

Tree Watering and Trimming: Newly planted trees will be watered and trimmed to ensure that businesses are visible. All trees within the Zone 2 boundaries will be tended to once per year. These services will only be provided to individual assessable parcels within the district and zone 2 boundaries.

Trash Receptacle Cleaning: Trash liners will be replaced on a limited. These services will only be provided to individual assessable parcels within the district and zone 2 boundaries.

Sidewalk Cleaning: Sidewalks in Zone 2 will be pressure washed at least two times per year. There will also be ongoing spot removal, including graffiti and sticker removal, within the Zone 2 boundaries as needed. These services will only be provided to individual assessable parcels within the district and zone 2 boundaries.

3. Administration and Advocacy

The District's administrative staff will advocate in support of policies, initiatives and legislative actions that enhance Zone 2's ability to develop as a vibrant, contributing member of the Los Angeles region as a whole. The District will advocate for additional alternative resources, effective land use, planning decisions, and economic development initiatives. These services will only be provided to individual assessable parcels within the district and zone 2 boundaries.

Zone 3

Parcels in Zone 3 will receive the following services. Services provided in Zone 3 will be provided to individual assessable parcels one deep (fronting) Vermont Avenue.

1. Streetscape and Landscape Projects

Parcels in Zone 3 will receive painted streetlight poles. Zone 3 parcels will also receive tree planting; however, there is very little space in Zone 3 for tree planting so this service will be limited. These services will only be provided to individual assessable parcels within the district and Zone 3 boundaries.

2. Maintenance

Median Landscape Services: Medians will be maintained to provide a welcoming, attractive business environment. These services will only be provided to individual assessable parcels within the district and Zone 3 boundaries.

Trash Receptacle Cleaning: Trash liners will be replaced on a very limited basis from receptacles. These services will only be provided to individual assessable parcels within the district and Zone 3 boundaries.

Sidewalk Cleaning: Sidewalks will be pressure washed at least once per year. There will also be graffiti and sticker removal within the Zone 3 boundaries as needed. These services will only be provided to individual assessable parcels within the district and Zone 3 boundaries.

3. Administration

The District's administrative staff will coordinate the services provided to parcels in Zone 3. These services will only be provided to individual assessable parcels within the district and Zone 3 boundaries.

Summary of District Services Provided by Zone

Service	Zone 1	Zone 2	Zone 3
Tree Planting	√	√	√ (limited)
Landscape Maintenance	√		
Weed Removal	√		
Painting Streetlight Poles	√	√	√
Landscape Installation	√		
Maintenance Personnel	√		
Median Maintenance	√	√	√
Trash Receptacle Maintenance	√	√	√ (limited)
Tree Watering, Trimming & Maintenance	√ (as needed)	√ (1x year)	
Sidewalk Cleaning	√ (3x year)	√ (2x year)	√ (1x year)
Administration	√	√	√
Advocacy	√	√	
Marketing & Promotions	√		

Annual Budget

The following Management District Plan cost estimate has been developed by the Owners' Association to deliver services throughout the District. An annual budget will be developed by the Owners' Association. Unexpended funds will rollover one year to the next. If there are funds remaining at the end of the District's ten (10) year term, and the owners choose to renew the District, those remaining funds will be transferred to the renewed District. A portion of remaining funds may be reserved and used for the District's renewal. If the District is not renewed, all remaining funds will be returned to parcel owners. The District will not issue bonds to finance improvements.

TABLE 1 - MANAGEMENT DISTRICT PLAN COST ESTIMATE, YEAR ONE

Cost Description	Amount
Streetscape/Landscaping (37%)	\$73,389.48
Maintenance (31%)	\$61,488.48
Administration/Advocacy (18%)	\$35,702.99
Marketing (11%)	\$21,818.49
Contingency (3%)	\$5,950.50
Total	\$198,349.94

Any accrued interest or delinquent payments will be expended in the above categories. After ten (10) years the petition process, ballot process, and hearing process must be repeated for the District to be re-established.

**TABLE 2 - DISTRICT ESTIMATED ANNUAL ASSESSMENT TOTALS PER YEAR
(including 3% annual increase)**

Category	Streetscape	Maintenance	Marketing	Administration	Contingency	Total
% Budget	37%	31%	11%	18%	3%	100%
2012	\$73,389.48	\$61,488.48	\$21,818.49	\$35,702.99	\$5,950.50	\$198,349.94
2013	\$75,591.16	\$63,333.14	\$22,473.05	\$36,774.08	\$6,129.01	\$204,300.44
2014	\$77,858.90	\$65,233.13	\$23,147.24	\$37,877.30	\$6,312.88	\$210,429.45
2015	\$80,194.66	\$67,190.12	\$23,841.66	\$39,013.62	\$6,502.27	\$216,742.33
2016	\$82,600.50	\$69,205.83	\$24,556.91	\$40,184.03	\$6,697.34	\$223,244.60
2017	\$85,078.52	\$71,282.00	\$25,293.61	\$41,389.55	\$6,898.26	\$229,941.94
2018	\$87,630.87	\$73,420.46	\$26,052.42	\$42,631.24	\$7,105.21	\$236,840.20
2019	\$90,259.80	\$75,623.08	\$26,833.99	\$43,910.17	\$7,318.36	\$243,945.41
2020	\$92,967.59	\$77,891.77	\$27,639.01	\$45,227.48	\$7,537.91	\$251,263.77
2021	\$95,756.62	\$80,228.52	\$28,468.19	\$46,584.30	\$7,764.05	\$258,801.68

Time and Manner for Collecting Assessments

The District special assessment will appear as a separate line item on annual Property Tax bills prepared by the County of Los Angeles. Property Tax bills are generally distributed in the fall, and payment is expected by lump sum or installments. The County of Los Angeles shall distribute funds collected to the City of Los Angeles. Then, the City of Los Angeles will disburse the funds to the District's Owners' Association, pursuant to the authorization of the Management District Plan. Existing laws for enforcement and appeal of parcel taxes apply to the District assessments. If necessary, the City of Los Angeles City Clerk's Office will directly bill property owners or entities that do not appear on the tax roll.


Assessment Notice

An assessment notice will be sent to owners of each individual assessable parcel within the District boundaries. The assessment notice provides the assessment amount, based upon the parcel square footage and the linear front footage along Vermont Avenue. A list of assessable parcels included in the District is provided in the Assessment Calculation Table included as Appendix 1 of this Engineer's Report.

V. CERTIFICATION

I hereby certify, to the best of my knowledge and experience, that each of the identified benefiting parcels located within the East Hollywood Property and Business Improvement District will receive a special benefit over and above the general benefits conferred and that the amount of the assessment is proportional to, and no greater than, the special benefits conferred on each assessable parcel, as described in this Engineer's Report.

Preparation of the Engineer's Report for the East Hollywood Property and Business Improvement District was completed by:



Orin N. Bennett, PE
State of California
Registered Civil Engineer No. 25169

July 1, 2011

Date



TRUSTED ENGINEERING ADVISORS

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APPENDIX 1: ASSESSMENT CALCULATION TABLE

Map Key	APN	Zone	Parcel Size (sq ft)	Parcel Size Assessment	Vermont Frontage (ft)	Frontage Assessment	Total Assessment
1	5538022021	1	10,367.00	\$614.76	96.00	\$5.33	\$620.09
2	5538022900	1	10,498.00	\$622.53	100.00	\$5.55	\$628.08
3	5538022903	1	17,137.00	\$1,016.22	128.00	\$7.10	\$1,023.32
4	5538022904	1	13,225.00	\$784.24	58.00	\$3.22	\$787.46
5	5538022905	1	5,271.00	\$312.57	50.00	\$2.78	\$315.35
6	5538023903	3	706.00	\$11.30	42.00	\$0.63	\$11.93
7	5538023904	3	4,356.00	\$69.74	144.00	\$2.16	\$71.90
8	5538023905	3	1,110,780.00	\$17,784.70	1,048.00	\$15.70	\$17,800.40
9	5538026023	2	183,997.00	\$5,455.51	729.00	\$20.23	\$5,475.74
10	5538027008	1	13,591.00	\$805.95	100.00	\$5.55	\$811.50
11	5538027011	1	6,795.00	\$402.94	50.00	\$2.78	\$405.72
12	5538027012	1	13,591.00	\$805.95	100.00	\$5.55	\$811.50
13	5538027013	1	6,795.00	\$402.94	50.00	\$2.78	\$405.72
14	5538027014	1	7,492.00	\$444.28	55.00	\$3.05	\$447.33
15	5538027028	1	13,600.00	\$806.48	100.00	\$5.55	\$812.03
16	5538027035	1	18,286.00	\$1,084.36	131.00	\$7.27	\$1,091.63
17	5538028010	1	21,344.00	\$1,265.70	132.00	\$7.33	\$1,273.03
18	5539003023	1	31,268.00	\$1,854.19	173.00	\$9.60	\$1,863.79
19	5539003024	1	28,668.00	\$1,700.01	156.00	\$8.66	\$1,708.67
20	5539004009	1	19,079.00	\$1,131.38	155.00	\$8.60	\$1,139.98
21	5539004020	1	14,328.00	\$849.65	155.00	\$8.60	\$858.25
22	5539009011	1	10,125.00	\$600.41	154.00	\$8.55	\$608.96
23	5539009022	1	20,299.00	\$1,203.73	155.00	\$8.60	\$1,212.33
24	5539010018	1	6,403.00	\$379.70	50.00	\$2.78	\$382.48
25	5539010019	1	6,403.00	\$379.70	50.00	\$2.78	\$382.48
26	5539010020	1	6,447.00	\$382.31	50.00	\$2.78	\$385.09
27	5539010021	1	12,763.00	\$756.85	97.00	\$5.38	\$762.23
28	5539010022	1	8,189.00	\$485.61	61.00	\$3.39	\$489.00
29	5539015022	1	20,299.00	\$1,203.73	155.00	\$8.60	\$1,212.33
30	5539015024	1	20,112.00	\$1,192.64	151.00	\$8.38	\$1,201.02
31	5539016901	3	204,732.00	\$3,277.96	316.00	\$4.74	\$3,282.70
32	5539021008	1	11,631.00	\$689.72	155.00	\$8.60	\$698.32
33	5539021023	1	19,602.00	\$1,162.40	151.00	\$8.38	\$1,170.78
34	5539022012	1	12,981.00	\$769.77	100.00	\$5.55	\$775.32
35	5539022013	1	6,490.00	\$384.86	50.00	\$2.78	\$387.64
36	5539022014	1	6,490.00	\$384.86	50.00	\$2.78	\$387.64
37	5539022023	1	19,493.00	\$1,155.93	150.00	\$8.32	\$1,164.25
38	5539022024	1	6,495.00	\$385.15	50.00	\$2.78	\$387.93
39	5539022031	1	13,000.00	\$770.90	100.00	\$5.55	\$776.45
40	5539022033	1	11,613.00	\$688.65	96.00	\$5.33	\$693.98
41	5539033010	1	119,354.00	\$7,077.69	361.00	\$20.04	\$7,097.73
42	5540017002	1	8,015.00	\$475.29	50.00	\$2.78	\$478.07
43	5540017004	1	12,589.00	\$746.53	70.00	\$3.88	\$750.41

Map Key	APN	Zone	Parcel Size (sq ft)	Parcel Size Assessment	Vermont Frontage (ft)	Frontage Assessment	Total Assessment
44	5540017006	1	12,589.00	\$746.53	70.00	\$3.88	\$750.41
45	5540017007	1	8,407.00	\$498.54	70.00	\$3.88	\$502.42
46	5540017009	1	9,017.00	\$534.71	75.00	\$4.16	\$538.87
47	5540017010	1	13,469.00	\$798.71	101.00	\$5.61	\$804.32
48	5540017013	1	12,600.00	\$747.18	70.00	\$3.88	\$751.06
49	5540017804	1	33,236.00	\$1,970.89	190.00	\$10.54	\$1,981.43
50	5540019005	1	7,860.00	\$466.10	60.00	\$3.33	\$469.43
51	5540019012	1	15,375.00	\$911.74	75.00	\$4.16	\$915.90
52	5540019013	1	9,000.00	\$533.70	75.00	\$4.16	\$537.86
53	5540019016	1	7,884.00	\$467.52	75.00	\$4.16	\$471.68
54	5540019017	1	8,526.00	\$505.59	75.00	\$4.16	\$509.75
55	5540019019	1	14,300.00	\$847.99	116.00	\$6.44	\$854.43
56	5540020008	1	6,936.00	\$411.30	100.00	\$5.55	\$416.85
57	5540020010	1	5,489.00	\$325.50	50.00	\$2.78	\$328.28
58	5540020011	1	3,833.00	\$227.30	35.00	\$1.94	\$229.24
59	5540020012	1	15,377.00	\$911.86	75.00	\$4.16	\$916.02
60	5540020013	1	7,971.00	\$472.68	76.00	\$4.22	\$476.90
61	5540020014	1	11,718.00	\$694.88	50.00	\$2.78	\$697.66
62	5542014001	1	14,418.00	\$854.99	157.00	\$8.71	\$863.70
63	5542014019	1	6,490.00	\$384.86	50.00	\$2.78	\$387.64
64	5542014020	1	12,981.00	\$769.77	100.00	\$5.55	\$775.32
65	5542014021	1	6,490.00	\$384.86	50.00	\$2.78	\$387.64
66	5542014032	1	33,149.00	\$1,965.74	254.00	\$14.10	\$1,979.84
67	5542015001	1	14,288.00	\$847.28	110.00	\$6.10	\$853.38
68	5542015022	1	13,500.00	\$800.55	0.00	\$0.00	\$800.55
69	5542015030	1	43,560.00	\$2,583.11	0.00	\$0.00	\$2,583.11
70	5542015900	1	6,499.00	\$385.39	50.00	\$2.78	\$388.17
71	5542015901	1	7,797.00	\$462.36	60.00	\$3.33	\$465.69
72	5542015902	1	6,499.00	\$385.39	50.00	\$2.78	\$388.17
73	5542016030	2	321,473.00	\$9,531.67	352.00	\$9.77	\$9,541.44
74	5542016033	2	60,984.00	\$1,808.18	0.00	\$0.00	\$1,808.18
75	5542017029	2	131,987.00	\$3,913.41	0.00	\$0.00	\$3,913.41
76	5542017030	2	246,114.00	\$7,297.28	419.00	\$11.63	\$7,308.91
77	5542017900	2	666.00	\$19.75	23.00	\$0.64	\$20.39
78	5542018026	1	24,270.00	\$1,439.21	162.00	\$8.99	\$1,448.20
79	5542018035	1	14,880.00	\$882.38	152.00	\$8.44	\$890.82
80	5542019001	1	8,102.00	\$480.45	162.00	\$8.99	\$489.44
81	5542019031	1	8,015.00	\$475.29	80.00	\$4.44	\$479.73
82	5542019032	1	8,189.00	\$485.61	82.00	\$4.55	\$490.16
83	5542028005	1	7,971.00	\$472.68	57.00	\$3.16	\$475.84
84	5542028025	1	68,738.00	\$4,076.16	246.00	\$13.65	\$4,089.81
85	5542029001	1	8,102.00	\$480.45	58.00	\$3.22	\$483.67
86	5542029002	1	7,013.00	\$415.87	50.00	\$2.78	\$418.65
87	5542029003	1	7,013.00	\$415.87	50.00	\$2.78	\$418.65
88	5542029038	1	10,019.00	\$594.13	71.00	\$3.94	\$598.07

Map Key	APN	Zone	Parcel Size (sq ft)	Parcel Size Assessment	Vermont Frontage (ft)	Frontage Assessment	Total Assessment
89	5542029039	1	99,752.00	\$5,915.29	250.00	\$13.88	\$5,929.17
90	5543007025	2	24,437.00	\$724.56	0.00	\$0.00	\$724.56
91	5543008007	2	13,460.00	\$399.09	0.00	\$0.00	\$399.09
92	5543009021	2	37,462.00	\$1,110.75	0.00	\$0.00	\$1,110.75
93	5543009025	2	124,582.00	\$3,693.86	296.00	\$8.21	\$3,702.07
94	5543009900	2	81,022.00	\$2,402.30	0.00	\$0.00	\$2,402.30
95	5543009901	2	21,336.00	\$632.61	0.00	\$0.00	\$632.61
96	5543009902	2	17,860.00	\$529.55	0.00	\$0.00	\$529.55
97	5543010017	2	125,453.00	\$3,719.68	0.00	\$0.00	\$3,719.68
98	5543010900	2	1,228.00	\$36.41	0.00	\$0.00	\$36.41
99	5543011010	2	78,844.00	\$2,337.72	0.00	\$0.00	\$2,337.72
100	5543011901	2	503,554.00	\$14,930.38	0.00	\$0.00	\$14,930.38
101	5543012018	2	109,771.00	\$3,254.71	0.00	\$0.00	\$3,254.71
102	5543012022	2	52,359.00	\$1,552.44	269.00	\$7.46	\$1,559.90
103	5543012023	2	58,366.00	\$1,730.55	179.00	\$4.97	\$1,735.52
104	5543012024	2	32,230.00	\$955.62	101.00	\$2.80	\$958.42
105	5543012025	2	60,113.00	\$1,782.35	186.00	\$5.16	\$1,787.51
106	5543012900	2	9,148.00	\$271.24	0.00	\$0.00	\$271.24
107	5543013001	1	17,598.00	\$1,043.56	160.00	\$8.88	\$1,052.44
108	5543013002	1	24,785.00	\$1,469.75	0.00	\$0.00	\$1,469.75
109	5543013009	1	7,144.00	\$423.64	55.00	\$3.05	\$426.69
110	5543013012	1	6,490.00	\$384.86	50.00	\$2.78	\$387.64
111	5543013013	1	6,490.00	\$384.86	50.00	\$2.78	\$387.64
112	5543013014	1	6,490.00	\$384.86	50.00	\$2.78	\$387.64
113	5543013015	1	39,335.00	\$2,332.57	95.00	\$5.27	\$2,337.84
114	5543014011	1	4,661.00	\$276.40	49.00	\$2.72	\$279.12
115	5543014012	1	6,490.00	\$384.86	50.00	\$2.78	\$387.64
116	5543014013	1	6,490.00	\$384.86	50.00	\$2.78	\$387.64
117	5543014014	1	19,515.00	\$1,157.24	150.00	\$8.32	\$1,165.56
118	5543014015	1	12,981.00	\$769.77	100.00	\$5.55	\$775.32
119	5543015019	1	8,368.00	\$496.22	0.00	\$0.00	\$496.22
120	5543015020	1	6,403.00	\$379.70	0.00	\$0.00	\$379.70
121	5543015021	1	26,354.00	\$1,562.79	0.00	\$0.00	\$1,562.79
122	5543017018	1	238,709.00	\$14,155.44	0.00	\$0.00	\$14,155.44
123	5543018021	1	40,646.00	\$2,410.31	0.00	\$0.00	\$2,410.31
124	5543020023	1	26,223.00	\$1,555.02	0.00	\$0.00	\$1,555.02
125	5589030027	2	6,882.00	\$204.05	0.00	\$0.00	\$204.05
126	5589030030	2	28,485.00	\$844.58	0.00	\$0.00	\$844.58
127	5589030032	2	33,860.00	\$1,003.95	0.00	\$0.00	\$1,003.95
128	5589031016	2	25,700.00	\$762.00	0.00	\$0.00	\$762.00
129	5589031025	2	11,935.00	\$353.87	0.00	\$0.00	\$353.87
130	5589031026	2	11,761.00	\$348.71	0.00	\$0.00	\$348.71
131	5589031036	2	19,602.00	\$581.20	0.00	\$0.00	\$581.20
132	5589038036	2	9,239.00	\$273.94	0.00	\$0.00	\$273.94
TOTAL				\$197,773.32		\$576.62	\$198,349.94